

City of San Antonio



AGENDA City Council A Session

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, March 19, 2020

9:00 AM

Municipal Plaza Building

The City Council will hold its regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 9:00 AM. Once convened, the City Council shall consider the following items no sooner than the designated times.

9:00AM: Call to Order

2:00PM: Plan Amendments and Zoning Cases

During the meeting, the City Council may meet in executive session in the "C" Room for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas Government Code.

Members of the public may appear before the City Council to speak on any agenda item consistent with procedural rules governing City Council meetings and state law. Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

DISABILITY ACCESS STATEMENT

This meeting site is wheelchair accessible. The Accessible Entrance is located at the Municipal Plaza Building / Main Plaza Entrance. Auxiliary Aids and Services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting. For assistance, call (210) 207-7268 or 711 Texas Relay Service for the Deaf.

Intérpretes en español estarán disponibles durante la junta del consejo de la ciudad para los asistentes que lo requieran. También se proveerán intérpretes para los ciudadanos que deseen exponer su punto de vista al consejo de la ciudad. Para más información, llame al (210) 207-7253

For additional information on any item on this agenda, please visit www.sanantonio.gov or call (210) 207-7080.

1. [20-2538](#) Invocation
2. [20-2539](#) Pledge of Allegiance
3. [20-2540](#) Approval of Minutes of the City Council Regular Meeting of February 13, 2020.
4. [20-2547](#) Councilmember Melissa Cabello Havrda will be sworn-in as Mayor Pro-Tem, serving the term March 29, 2020 - June 7, 2020

THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE REGULAR COUNCIL MEETING:

INDIVIDUAL ITEM FOR STAFF BRIEFING

5. [20-2592](#) Ordinance extending the declaration of public health emergency issued on Friday March 13, 2020 by Mayor Ron Nirenberg to continue active preparedness for COVID 19 contingencies.

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

6. [20-2550](#) Ordinance approving a contract with W.W. Grainger, Inc., in the amount of \$124,016.73 for the purchase of respirators for the San Antonio Fire Department. Funding is available from the department's FY 2020 General Fund budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
7. [20-2307](#) Ordinance approving an annual contract for three years with NBM Development, Inc., for an estimated \$166,571.83 annually with a total contract amount up to \$499,715.50 for Parks and Recreation and other City departments for new fencing and repairs on an as-needed basis dependent upon available funds within the respective department's FY 2020 Adopted Budget. Funding for subsequent years of this contract is subject to City Council approval of the annual budget and funds. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Homer Garcia III, Director, Parks and Recreation]

Capital Improvements

8. [20-1833](#) Ordinance approving a task order to a Job Order Contract with

Con-Cor Inc. in the amount of \$129,675.34 for the Brook Hollow Branch Library project, a 2020 Tax Notes funded project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

9. [20-1889](#) Ordinance awarding a construction contract including four additive alternates to Industrial Construction Co. in the amount of \$403,892.75. Funds are available from the 2017 General Obligation Bond Program and are included in the FY 2020 - 2025 Capital Improvement Program Budget. This ordinance will authorize the appropriation of \$40,250.00 from the Tree Canopy Preservation and Mitigation Fund for the Martin Luther King Plaza project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]
10. [20-1942](#) Ordinance approving a task order to a Job Order Contract with Belt Built Contracting LLC in the amount of \$335,884.16 to construct new park improvements for Dawson Park, a 2017 Bond funded project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]
11. [20-1604](#) Approving two construction contracts totaling \$581,594.00 for the Neighborhood Access and Mobility Program and Infrastructure Management Program: [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]
- 11A. [20-2542](#) Ordinance awarding the 2020 - 2021 Task Order Contract for Flatwork Repair Package 1 to NBM Development, Inc. in an amount not to exceed \$290,797.00 for sidewalk repairs associated with the Neighborhood Access and Mobility Program and Infrastructure Management Program.
- 11B. [20-2543](#) Ordinance awarding 2020 - 2021 Task Order Contract for Flatwork Repair Package 2 to NBM Development, Inc. in an amount not to exceed \$290,797.00 for sidewalk repairs associated with the Neighborhood Access and Mobility Program and Infrastructure Management Program..

Grant Applications and Awards

12. [20-2212](#) Ordinance approving the submission of a grant application and acceptance of funds, upon award, of up to \$850,000.00 for the Truancy Intervention and Prevention Program from the Criminal

Justice Division of the Office of the Governor, for September 1, 2020 to August 31, 2021, authorizing a personnel complement of 13 positions. [Carla Obledo, Presiding Judge, Municipal Courts]

City Code Amendments

13. [20-1977](#) Ordinance amending Chapter 19 of the City Code of San Antonio, Texas to update the Traffic Control Schedules of Devices to add 82 locations citywide where new installations of traffic control devices have occurred and remove 20 locations citywide where devices have been altered or removed. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Boards, Commissions and Committee Appointments

14. [20-2277](#) Approving the following Board, Commission and Committee appointments for the remainder of unexpired terms to expire May 31, 2021 or for the terms shown below. Appointments are effective immediately if eight affirmative votes received, or ten days after appointment if passed with less than eight affirmative votes. [Office of the City Clerk]

A) Appointing Amy Putney (District 2) to the Tax Increment Reinvestment Zone No. 33 - Northeast Corridor Board of Directors.

B) Reappointing Phillip Manna (District 7) to the Zoning Board of Adjustment.

C) Reappointing Anita Uribe Martin (District 7) to the Brooks Development Authority.

D) Appointing Camille Rodriguez Brigant (District 7) to the Building Standards Board.

E) Reappointing Brian Hughes (District 7) to the Capital Improvements Advisory Committee and waiving the City Code's residency requirement.

F) Appointing Mary Leslie Palmer (District 8) to the Strengthening Family Well-being.

G) Reappointing Jose Martinez (District 9) and appointing Barbara

Thabet (District 10) to the Disability Access Advisory Committee.

Miscellaneous

15. [20-2284](#) Ordinance approving a Strategic Plan for the Performing Arts and adopting Performing Arts Funding Guidelines. [Lori Houston, Assistant City Manager; Debbie Racca-Sittre, Director, Arts & Culture]
16. [20-2289](#) Ordinance amending a professional services agreement and extending the agreement to April 20, 2021 for THC, Inc., the Residential Acoustical Treatment Program Administrator, to provide a one-year warranty period for labor as part of the noise abatement program at the San Antonio International Airport. The agreement increase the contract in the amount of \$424,647.19 from previously-appropriated Federal Aviation Administration Airport Improvement Program and Airport Contingency and Improvement Funds. [Carlos J. Contreras, Assistant City Manager; Jesus Saenz, Director, Aviation]
17. [20-2514](#) Ordinance approving the settlement of a lawsuit styled Rogelio Roque v. City of San Antonio, Cause Number 2017-CI-22833 pending in 73rd Judicial District Court, Bexar County, Texas in the amount of \$67,500.00. Funds are available in the Self-Insurance Liability Fund. [Andrew Segovia, City Attorney]
18. [20-1963](#) Ordinance approving a 6-month business plan for the San Antonio Economic Development Foundation in an amount of \$435,000.00 out of \$870,000.00 approved in the City's FY2020 Adopted Budget. [Carlos J. Contreras, Assistant City Manager; Alejandra Lopez, Director, Economic Development]
19. [20-1421](#) Ordinance approving the second amendment of the Amendment and Restatement of Master Interlocal Agreement between City of San Antonio and Bexar County, and ratifying a Temporary Agreement between the parties, to provide for City collection of Bexar County Bingo Cash Prize Fees due and owing for the fourth quarter of 2019 and subsequent quarters. [Ben Gorzell, Chief Financial Officer, Troy Elliott, Deputy Chief Financial Officer]
20. [20-2524](#) Ordinance approving Financial Underwriter Syndicates selected from the City's Financial Underwriting Pool for financings of City of San Antonio Public Facility Corporation Refunding Lease Revenue Bonds, Taxable Series 2020; City of San Antonio, Texas General

Improvement Refunding Bonds, Tax Exempt Series 2020; and City of San Antonio, Texas General Improvement Refunding Bonds, Taxable Series 2020 [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

21. [20-1967](#) Ordinance approving an agreement with Triple P America, Inc., for the San Antonio Metropolitan Health District's Violence Prevention Program in an amount up to \$218,109.00 for a term beginning February 1, 2020 and ending September 30, 2020. Funding is available from the Health Department's FY 2020 Adopted General Fund Budget and the Healthy Start Grant Fund. [Colleen M. Bridger, MPH, PhD., Assistant City Manager; Dawn Emerick, EdD, Director, Health]
22. [20-1676](#) Ordinance approving a Funding Agreement for \$1,046,000 with San Antonio Affordable Housing, Inc. for the implementation of affordable single-family infill housing programs in City Council Districts 1-5. and ratifying the acquisition of eight properties in Council Districts 2 and 3, funded from the FY20 Affordable Housing Fund. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood & Housing Services]
23. [20-1685](#) Ordinance approving Substantial Amendment #2 to the FY2020 HUD Action Plan and Budget awarding up to \$700,000 in Neighborhood Stabilization Program funding to Neighborhood Housing Services of San Antonio, Inc. for the development of 14 affordable (infill) homeownership housing units and amending the NSP target areas. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]
24. [20-2314](#) Ordinance awarding up to \$950,000 in Community Development Block Grant (CDBG) funding to Merced Housing Texas for the rehabilitation of 10 owner-occupied housing units. CDBG funding is available in the FY 2020 HUD Action Plan and Budget. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]
25. [20-2449](#) Resolution of No Objection for Port SA Redevelopment, LP's application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the rehabilitation of the Preserve at Port Apartments, a 384 unit affordable multi-family rental housing development, located at 402 Gillmore Avenue in Council District 5. [Lori Houston, Assistant City Manager;

Verónica R. Soto, Director, Neighborhood and Housing Services]

City Manager's Report

26. [20-2541](#) City Manager's Report

THE CITY COUNCIL WILL RECESS FOR LUNCH AT NOON AND RECONVENE TO CONSIDER ANY UNFINISHED COUNCIL BUSINESS

2:00 P.M. TIME CERTAIN ITEMS (may be heard after this time): Public Hearing and Consideration of the following Adoption and Amendments of the Neighborhood, Community and Perimeter Plans as Components of the Master Plan and Zoning Cases. Plan amendments and Zoning cases presented by Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services.

- Z-1. [20-2479](#)** ZONING CASE Z-2020-10700029 CD (Council District 1): Ordinance amending the Zoning District Boundary from “I-1” General Industrial District, “C-2” Commercial District, “MF-33” Multi-Family District, (all overlay districts of “RIO-1” River Improvement Overlay District, “H” River Road Historic Overlay District, “AHOD” Airport Hazard Overlay District remain unchanged) to “O-1” Office District, “C-1” Light Commercial District, “C-1 CD” Light Commercial District with a Conditional Use for a Gas Station, “NC” Neighborhood Commercial District, “C-1 CD” Light Commercial District with a Conditional Use for a Car Wash, “R-4 CD” Residential Single-Family District with a Conditional Use for a Non-Commercial Parking Lot, “R-4 CD” Residential Single-Family District with a Conditional Use for an Apparel & Accessory Store, “R-3” Residential Single-Family District, and “R-4” Residential Single-Family District, (all overlay districts of “RIO-1” River Improvement Overlay District, “H” River Road Historic Overlay District, “AHOD” Airport Hazard Overlay District remain unchanged), on 4.047 acres out of NCB, generally bounded by East Magnolia Avenue to the South, and parcels along the East side of North Saint Mary’s Street. Staff recommends Approval. Zoning Commission recommends Approval of an Alternate Recommendation.
- Z-2. [20-1892](#)** ZONING CASE Z-2019-10700309 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for seven (7) residential dwelling units on Lot 19, Block 14, NCB 611, located at 220 South Olive Street. Staff recommends Approval. Zoning Commission recommends Denial.

- Z-3.** [20-2463](#) ZONING CASE Z-2019-10700346 S (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 S MLOD-3 MLR-1" Commercial Martindale Army Air Field Military Lighting Overlay Region 1 District with a Specific Use Authorization for a Car Wash to "C-2 S MLOD-3 MLR-1" Commercial Martindale Army Air Field Military Lighting Overlay Region 1 District with a Specific Use Authorization for a Car Wash (for Site Plan Amendment) on Lot 14, NCB 10757, located at 1825 South WW White Road. Staff and Zoning Commission recommend Approval.
- Z-4.** [20-2464](#) ZONING CASE Z-2019-10700347 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-2 AHOD" Residential Single-Family Airport Hazard Overlay District on the east 58 feet of Lot 18, Block H, NCB 647, located at 725 Virginia Boulevard. Staff and Zoning Commission recommend Approval.
- Z-5.** [20-2465](#) ZONING CASE Z-2019-10700350 CD (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 MLOD-3 MLR-1" General Industrial Martindale Military Lighting Overlay Military Lighting Region 1 District to "C-2 CD MLOD-3 MLR-1" Commercial Martindale Military Lighting Overlay Military Lighting Region 1 District with Conditional Use for Auto and Light Truck Repair on Lot 12 and Lot 13, Block 2, NCB 10671, located at 255 South WW White Road and 259 South WW White Road. Staff and Zoning Commission recommend Approval with Conditions.
- P-1.** [20-2490](#) PLAN AMENDMENT CASE PA-2019-11600098 (Council District 3): Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Community Commercial" on Lot 15 and 16, NCB 10761, located at 2035 South W W White Road, 2037 South W W White Road, and 2041 South W W White Road. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2019-10700331)
- Z-6.** [20-2501](#) ZONING CASE Z-2019-10700331 (Council District 3): Ordinance amending the Zoning District Boundary from "C-1 CD MLOD-3 MLR-1" Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for a Limousine Service - Dispatch and Office Use Only No Servicing of

Vehicles Onsite to "C-2 MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 15 and Lot 16, NCB 10761, located at 2035 South WW White Road, 2037 South WW White Road, and 2041 South WW White Road. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2019-11600098)

- Z-7.** [20-2457](#) ZONING CASE Z-2019-10700335 S (Council District 3): Ordinance amending the Zoning District Boundary from "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Party House, Reception Hall, Meeting Facility on P-15 and P-17, NCB 11166, located at 9931 Roosevelt Avenue. Staff and Zoning Commission recommend Approval.
- P-2.** [20-2458](#) PLAN AMENDMENT CASE PA-2019-11600103 (Council District 3): Ordinance amending the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Mixed Use", "Regional Commercial", and "Public Institutional" to "Low Density Residential" on 23.724 acres out of NCB 11156, generally located in the 12000 block of southeast Loop 410. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700342)
- Z-8.** [20-2460](#) ZONING CASE Z-2019-10700342 (Council District 3): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 23.724 acres out of NCB 11156, generally located in the 12000 block of Southeast Loop 410. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2019-11600103)
- Z-9.** [20-2461](#) ZONING CASE Z-2019-10700343 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-4 MC-2 AHOD" Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family

Airport Hazard Overlay District with Conditional Use for three (3) dwelling units and “R-4 CD MC-2 AHOD” Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District with Conditional Use for three (3) dwelling units on Lot 15, Block 3, NCB 3066, located at 115 Chicago Boulevard. Staff and Zoning Commission recommend Approval.

- Z-10.** [20-2462](#) ZONING CASE Z-2019-10700344 (Council District 4): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MHC MLOD-2 MLR-1 AHOD" Manufactured Housing Conventional Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 11, Block 3, NCB 15634, located at 5342 Gwenda Lea Street. Staff and Zoning Commission recommend Approval.
- Z-11.** [20-2466](#) ZONING CASE Z-2020-10700001 CD (Council District 4): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Stone Curing with Outside Storage on Lots 8, 9A, 10A, 11B, 14B and 15B, Block 14, NCB 15505, located at 2824 Southwest Loop 410. Staff and Zoning Commission recommend Approval.
- Z-12.** [20-2477](#) ZONING CASE Z-2019-10700308 (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-1 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 14, Block 1, NCB 6111, located at 906 South Navidad Street. Staff and Zoning Commission recommend Approval.
- Z-13.** [20-2480](#) ZONING CASE Z-2019-10700315 CD (Council District 6): Ordinance amending the Zoning District Boundary from “C-2 MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “C-2 CD

MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for an Office Warehouse (Flex Space) – Outside Storage not Permitted on 4.351 acres out of NCB 18285, generally located at 7531 Potranco Road. Staff and Zoning Commission recommend Approval.

Z-14. [20-2478](#) ZONING CASE Z-2019-10700310 CD S ERZD (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for a Laboratory, "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for Outdoor Storage and “C-2 ERZD” Commercial Edwards Recharge Zone District to "C-2 CD S ERZD" Commercial Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for Laboratory - Research or Testing on 2.99 acres out of NCB 17338, located at 17115 Redland Road. Staff and Zoning Commission recommend Approval.

Z-15. [20-2467](#) ZONING CASE Z-2020-10700002 (Council District 10): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 5.224 acres out of NCB 17153, located at 14960 Judson Road. Staff and Zoning Commission recommend Approval.

ADJOURNMENT

6:00 P.M. – If the Council has not yet adjourned, the presiding officer shall entertain a motion to continue the council meeting, postpone the remaining items to the next council meeting date, or recess and reconvene the meeting at a specified time on the following day.